



ParkWorks

INDUSTRY CENTER



Redefined Industrial Park

FULLY-RENOVATED, 88-ACRE CAMPUS PRIME FOR BIOTECH
MANUFACTURING, LIGHT ASSEMBLY & FLEX USERS

45,123 RSF Available (DIVISIBLE)

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Your Space Your Way

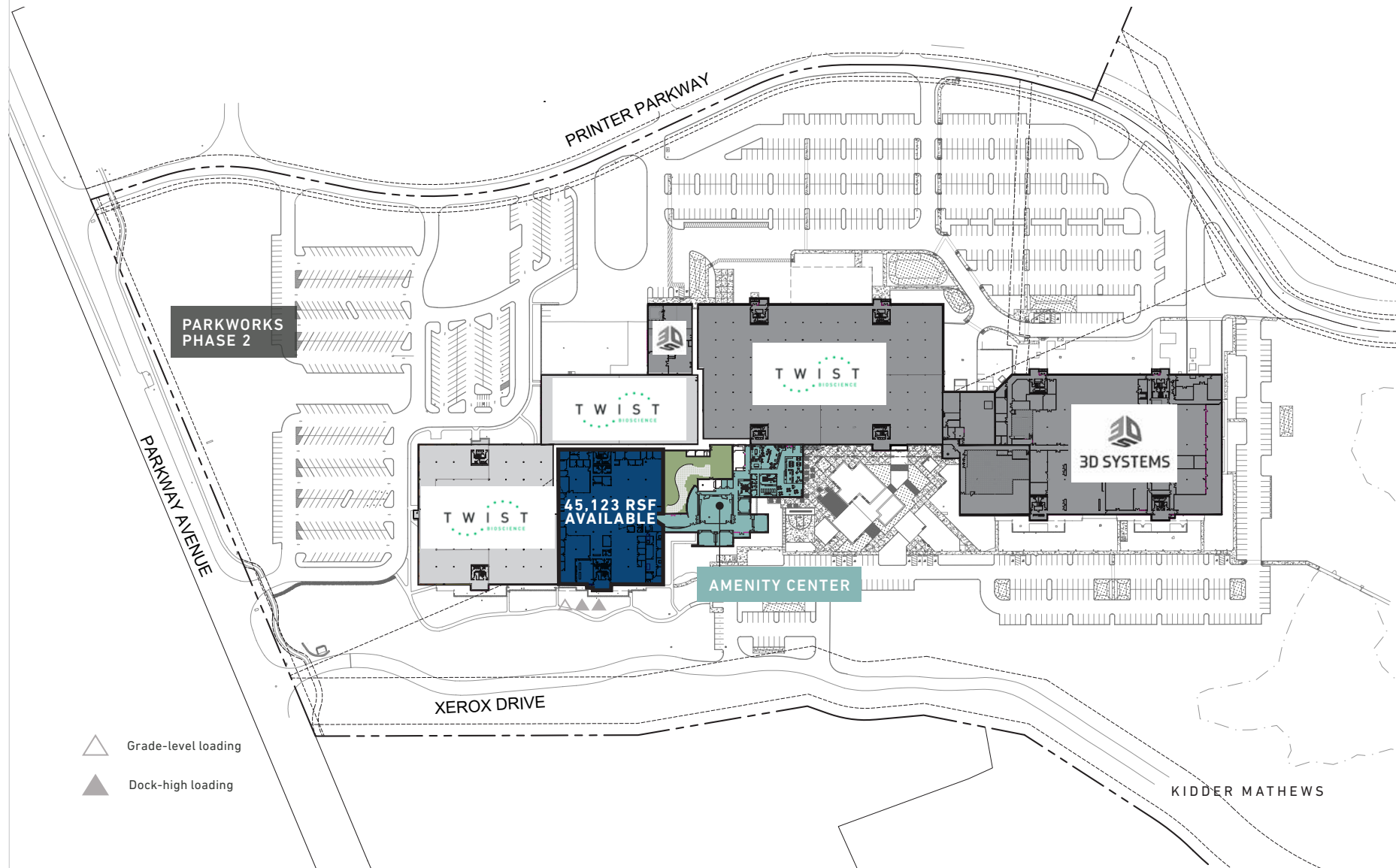
This beautiful 88-acre wooded campus has been transformed into a state-of-the-art, multi-tenant light industrial campus of modern industrial/flex and biotech space.

45,123 RSF

TOTAL RSF AVAILABLE

17,374 RSF

DIVISIBLE TO



Property Highlights



SPACE AVAILABILITY

We have a 45,123 RSF space available on a direct basis which is currently leased, however the tenant wishes to vacate in advance of expiration. Owner will consider a long term direct deal pending mutually acceptable lease termination.



AMENITIES

The Property features best-in-class amenities. These include a 3.00 per 1,000 RSF parking ratio, on-site public transportation, a state of the art lounge and fitness room, renovated lobby, an on-site snack shop, rotating food trucks, a top-rated disc golf course, running trails, a basketball court, and abundant outdoor space. No other institutionally owned property provides this level of amenities for a light industrial park.



OFFICE SPACE

Space was recently completely upgraded with modern “creative” style office finish levels.



WAREHOUSE/MANUFACTURING SPACE

Climate-controlled warehouse/manufacturing areas with extensive electrical infrastructure and 1600 Amps of 480v 3-phase electrical. Warehouse could have a dropped ceiling/production space environment or open ceiling.

Additionally, the building offers a central chiller, air compressor and back up generator plant serving the property occupants.

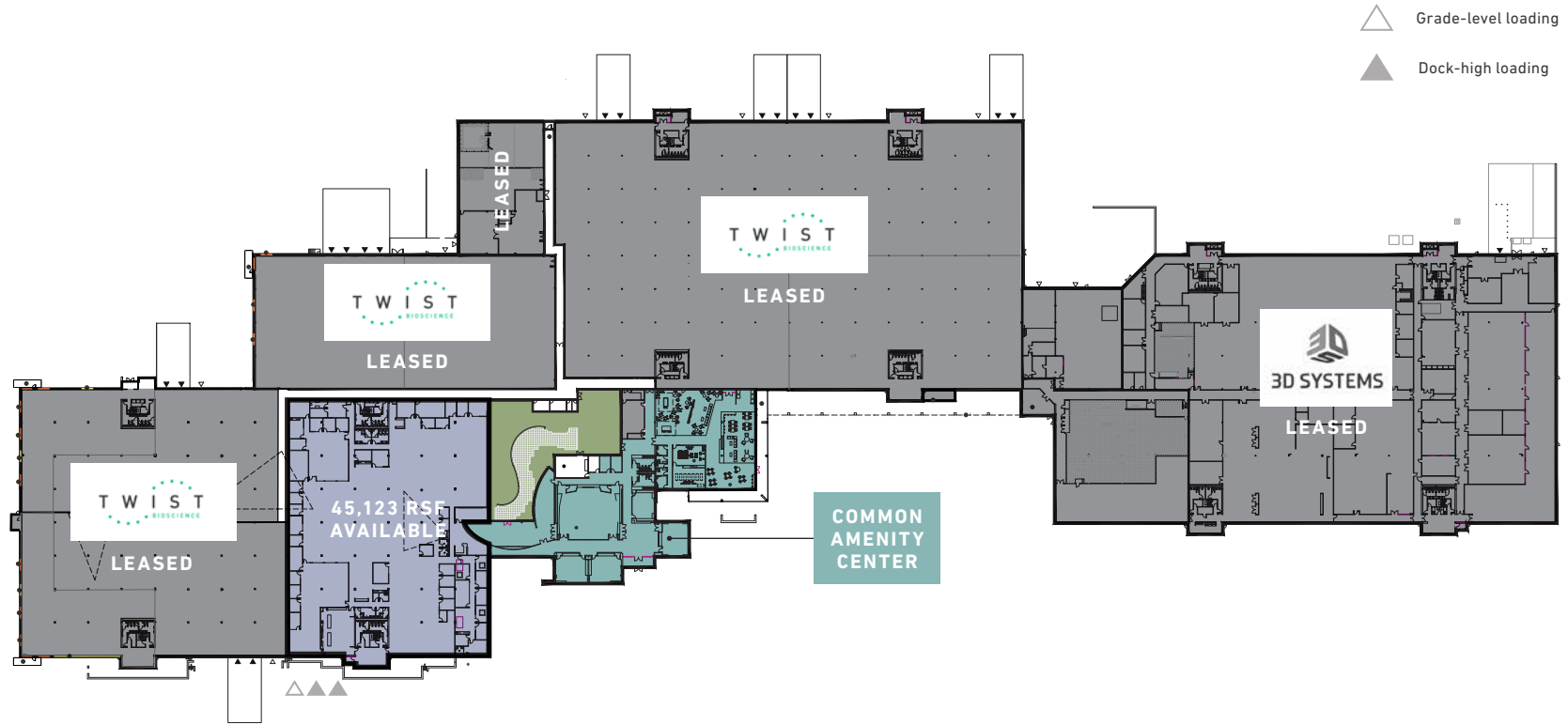


LOCATION/ACCESS

ParkWorks is conveniently located adjacent to the I-5 freeway, Oregon's primary north and south thoroughfare. The Property provides direct freeway visibility and is located only 20 to 25 minutes south of downtown Portland. The Property features an on-site South Metro Area Regional Transit (SMART) bus stop for two separate bus routes that arrive approximately every 30 minutes.



Available Industrial Space



45,123 TOTAL RSF AVAILABLE

17,374 DIVISIBLE TO RSF

SUITE	SIZE	OFFICE SPACE	EXISTING CONDITION	FEATURES
400	45,123 RSF (Divisible to 17,374 RSF)	Flexible, 20% to 100%	<p>Space was recently completely remodeled and transformed into beautiful creative style office throughout the entire space.</p> <p>However, the space could be re-purposed into climate controlled light industrial/ manufacturing/lab space on a BTS basis.</p>	<ul style="list-style-type: none">• Project features a full amenity center with a lounge, fitness center, conference center, as well as indoor/ outdoor work spaces.• Building was designed for manufacturing or flex uses with heavy electrical, full climate control, and other infrastructure.

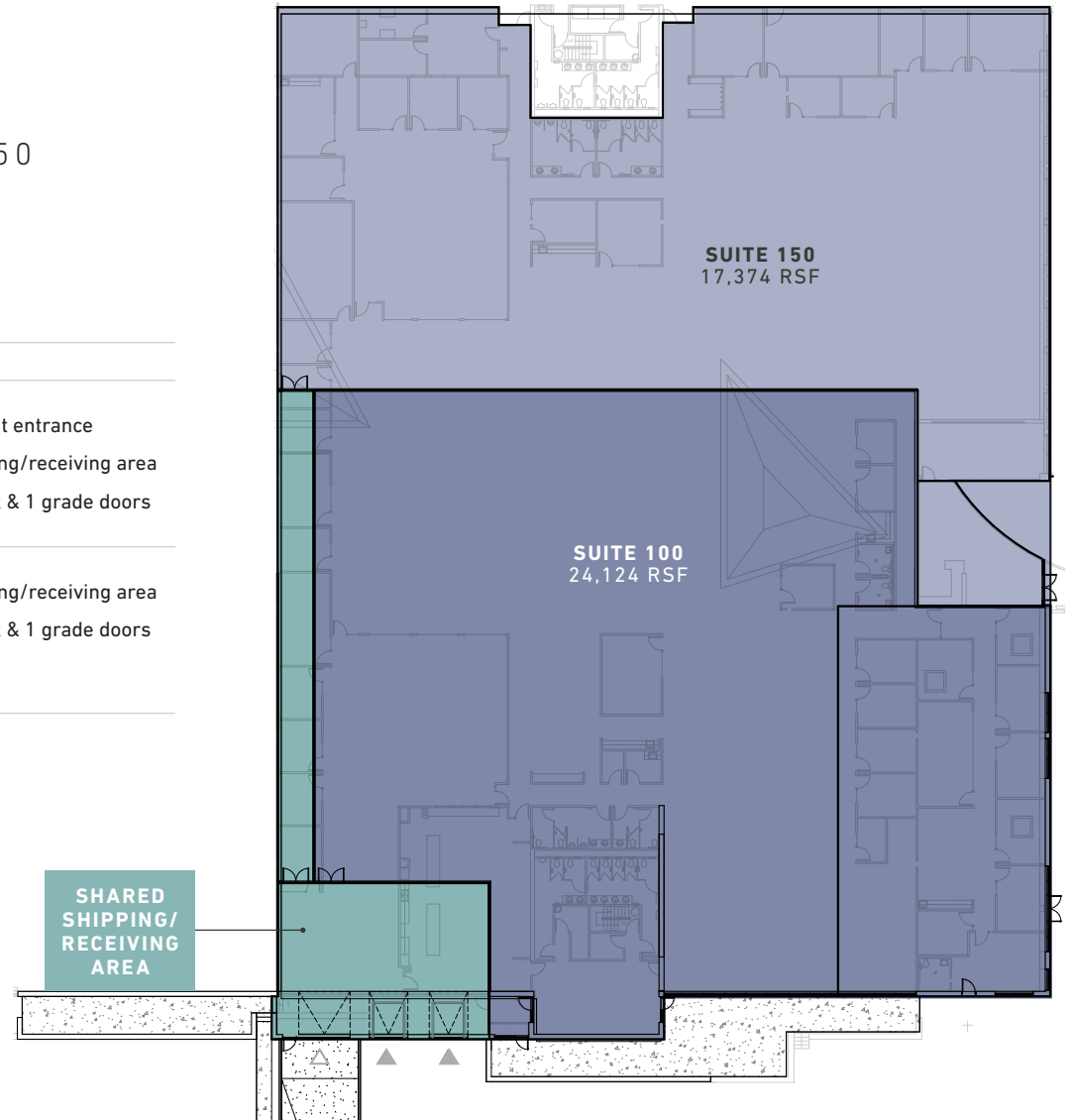
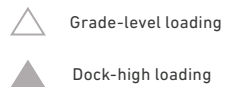


Potential Suite Sizes

24,124 SF SUITE 100

17,374 SF SUITE 150

SUITE	SIZE	OFFICE SPACE	FEATURES
100	24,124 RSF	Flexible, 20% to 100%	<ul style="list-style-type: none">• New storefront entrance• Shared shipping/receiving area• Shared 2 dock & 1 grade doors
150	17,374 RSF	Flexible, 20% to 100%	<ul style="list-style-type: none">• Shared shipping/receiving area• Shared 2 dock & 1 grade doors





Amenity Center Package



Lounge



Lounge



Fitness Center



Common Marketplace

ParkWorks boasts best in class amenities, unparalleled in both the Portland market or any other multi-tenant light industrial projects. The fully renovated amenity space allows tenants to occupy square footage without the need to add large conference rooms or training centers into their respective spaces for maximum efficiency.



LOUNGE SPACE

For remote working, lunch, and small gatherings. Includes flat screen tv's, foosball, ping pong, kitchen, indoor/outdoor seating and other activity areas.



FITNESS CENTER

Includes changing rooms and shower facilities.



CONFERENCE ROOMS

Small & large facilities in the common area are fully equipped with A/V which can be reserved by tenant's on an as-needed basis.



AUDITORIUM

150+ person auditorium/large conference facility which can be reserved by tenants for large company meetings, training sessions or other events.



COMMON BREAK ROOM

A virtual "Canteen Market" offering snacks, lunch & beverages on an electronic pay system.

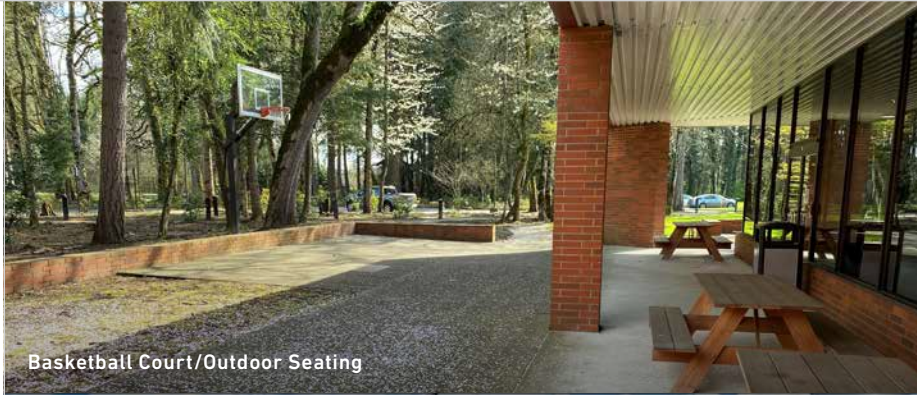


OUTDOOR GREEN SPACE

Courtyard, picnic tables, outdoor basketball court, jogging trails, forest and grassy areas, and a top rated "disc golf" course.



Amenities



Basketball Court/Outdoor Seating



Outdoor Concept



Planned Food Cart Pod



Rollup Door to Lounge

The ParkWorks Campus provides your employees with the space to be healthy, active and to eat lunch without having to leave the property.

ONSITE MASS TRANSIT

The City of Wilsonville's FREE bus system, S.M.A.R.T. (ridsmart.com), provides easy access to Wilsonville's WES Rail station with northbound connections to MAX Light Rail.

LARGE OUTDOOR PATIO

Includes covered and uncovered seating for lunch or outdoor flexible work space.

ROTATING FOOD TRUCKS

Will serve ParkWorks employees and visitors.

OUTDOOR SPORTS AREAS

Includes a basketball court, field space, and varying areas for recreation.

RUNNING TRAIL

Jogging path weaving through the property including both forested and open space scenery.

DISC GOLF COURSE

5-star rated 9-hole course weaves throughout the campus complete with tee boxes and scorecards.



Manufacturing/Warehouse



Conceptual Warehouse/Manufacturing Area



Existing Condition



Existing Condition



Existing Condition

POWER

Heavy 277/480v electrical service providing building with enough electrical capacity to handle almost any electrical requirements.

CLIMATE CONTROLLED

Fully climate controlled warehouse/production area with option for open or drop ceiling if desired (20' open ceiling).

EMPLOYEE FACILITIES

Heavy employee facilities adequate to handle large employee counts with large lounge/break room facilities, fitness center and large manufacturing capacity restroom facilities.

INFRASTRUCTURE

Project is served by a central chiller providing air conditioning to property and may also provide chilled water if needed for your manufacturing process. Additionally, there is a central air compressor plant planned for pneumatics and a central back up generator system.

YOUR SPACE, YOUR WAY

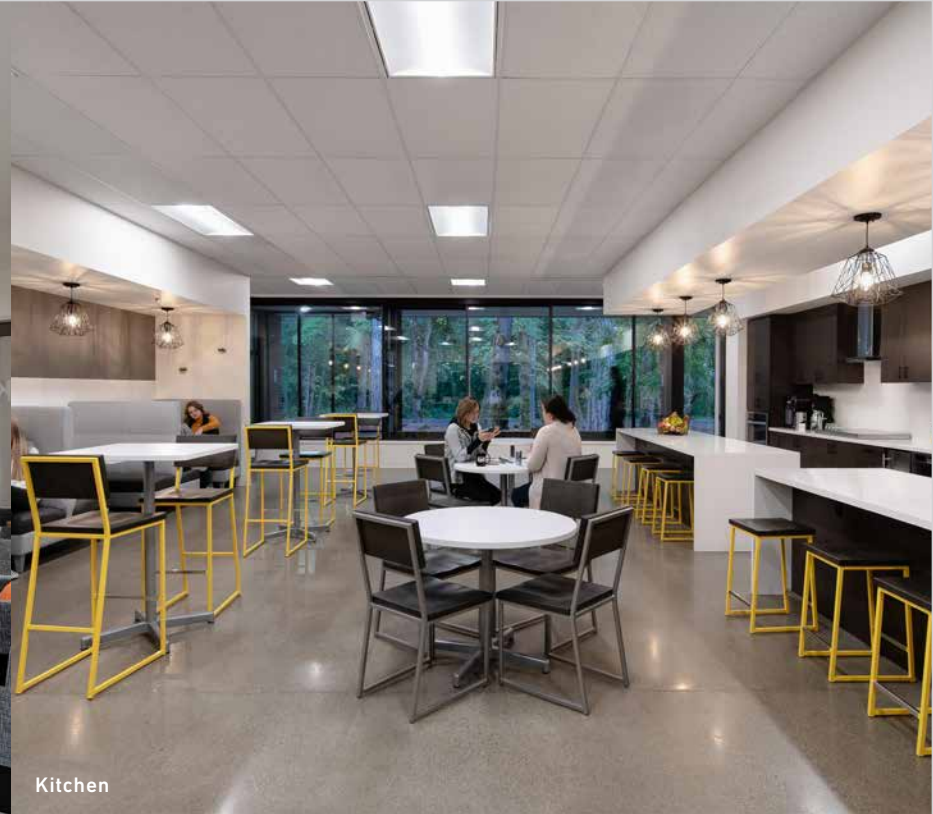
Flexible building design allowing for several different office/warehouse/production area sizes and ratios.



Office Features



Lobby



Kitchen



Conference Room



Creative Area



Neighboring Amenities





Market Overview

WILSONVILLE INDUSTRIAL CORRIDOR

ParkWorks Industrial Center is located at the north end of the affluent suburban city of Wilsonville, Oregon, approximately 20 to 25 minute drive south of the Portland City Center. The property is only 2 minutes to a major I-5 freeway interchange providing quick and easy freeway access. As a result of its proximity to I-5, the Property is visible to nearly 150,000 vehicles per day. Furthermore, the Property is strategically positioned less than a mile from the Wilsonville Express Service (WES) commuter rail station. From there, South Metro Area Regional Transit (SMART) buses can transport employees to the Property.

NEIGHBORING COMPANIES

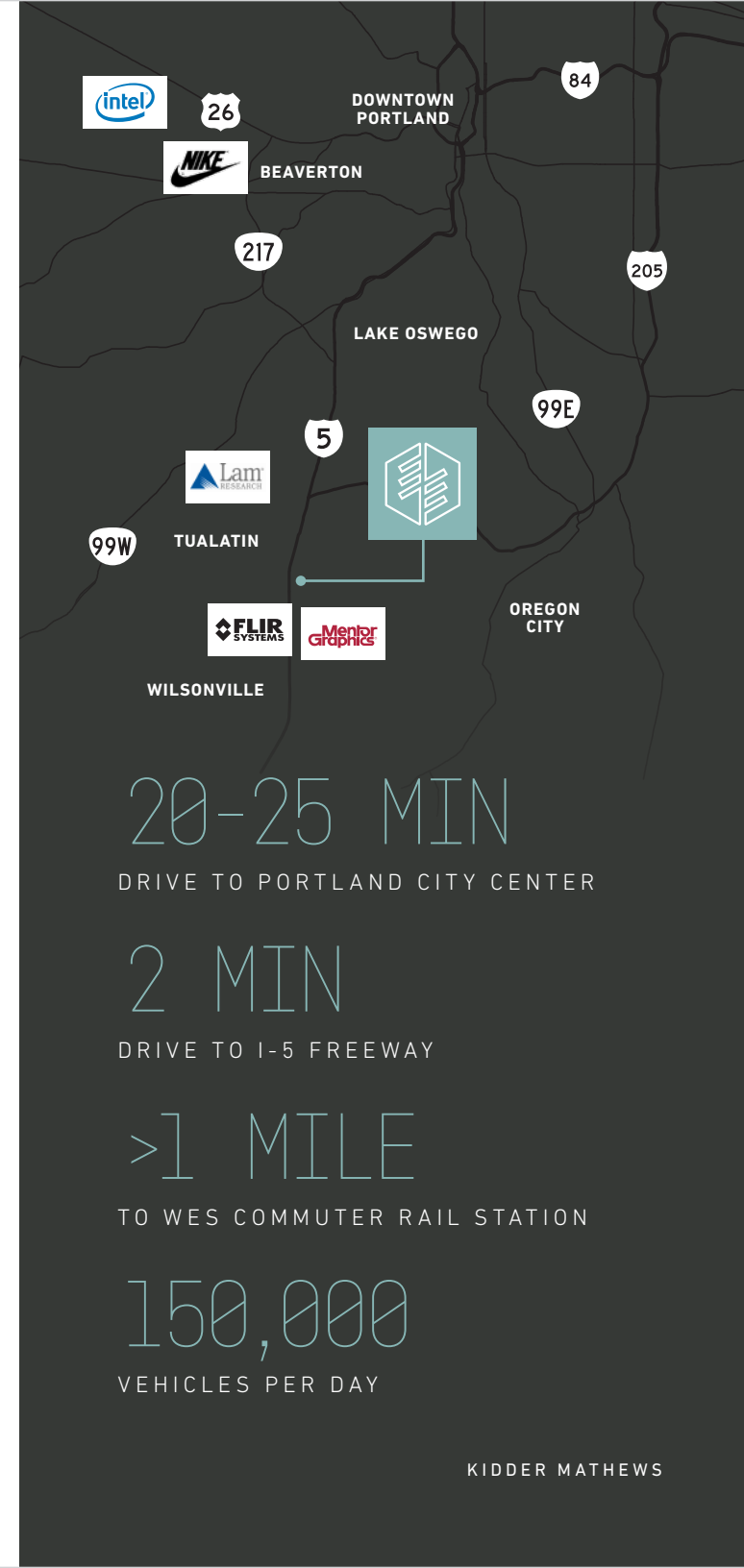
Many corporate high, medium and low tech companies are located in Wilsonville including FLIR Systems, Mentor Graphics, Sig Sauer, Rockwell Automation, DW Fritz, Coca-Cola, Rite Aid, Tyco, and Xerox. The City of Wilsonville is business friendly and eager to attract new employers to the metro area.

LABOR FORCE

According to city economic development, over 80% of Wilsonville residents commute outside Wilsonville to the north for employment. This shows there is a strong local labor force in the area which isn't being satisfied by current Wilsonville employers.

THE OREGON INSTITUTE OF TECHNOLOGY

The Oregon Institute of Technology has a large campus next door. OIT is the Pacific Northwest's premier public higher education provider which serves as a feeder for Wilsonville companies (and other companies in the region). OIT also works with area employers on specific training programs if certain skill sets are in short supply.





Aerial Overview



Large Outdoor Field/Amenity



I-5 Freeway, Exposure



Abundant Parking



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